

City of Palm Bay

Bayfront Community Redevelopment Agency

2023 Annual Report

I. Introduction, Mission and Overview

The City established the Bayfront Community Redevelopment District as a Community Redevelopment Agency (CRA) in 1999. The Bayfront Community Redevelopment Agency (Bayfront CRA) is due to sunset in May 2024. A CRA is defined as a separate public entity created by the local municipality in order to implement redevelopment activities outlined in Chapter 163 of the Florida Statutes. The mission of the Bayfront CRA is to remove and reduce blight in the District, facilitate economic renewal and attract new capital investment.

The goal of the Agency, as stated in the adopted redevelopment plan, is to develop, redevelop, and revitalize the area over a 25-year period. The adopted vision of the Bayfront Redevelopment Plan is to have the District be redeveloped as an attractive, inviting, and economically successful community with residential, commercial, retail, and mixed-use development. This planned regional destination includes an active waterfront village for the enjoyment of all Palm Bay residents.

Fiscal Year 2023 Overview

An annual report of the Bayfront Community Redevelopment Agency (Bayfront CRA) for the fiscal year ending on September 30, 2023, is submitted herewith pursuant to Chapters 163.365(3)(c) and 163.371 of the Florida Statutes.

This report consists of the activities of the Agency and an unaudited financial statement of the Agency as reported by the City of Palm Bay's Comprehensive Annual Financial Report, Fiscal Year 2023.

A copy of the audited financial statement will be included herein following the completion of the City of Palm Bay's Comprehensive Annual Financial Report, Fiscal Year 2023, expected to be completed at the end of May 2024.

District Year in Review

On May 4, 2023, the CRA sold property located at 1626 Orange Blossom Trail NE. The site sits along Palm Bay's waterfront and was purchased as part of a land assemblage

for a large-scale mixed-use future development project to include multi-family, hotel and commercial space.

The CRA has two other properties located at 1608 Orange Blossom Trail NE (Tax ID: 2832603) and the parcel just north of 1608 Orange Blossom Trail NE (Tax ID: 2866312) for sale, the closing on both properties is anticipated to be in April 2024.

The Bayfront CRA sold the following properties in FY2023: 1626 Orange Blossom Trail NE.

Total Assessed Taxable Value

The Fiscal Year (FY) 2023 Bayfront Community Redevelopment Agency witnessed another year of increased revenue due to steadily increasing property values within the redevelopment district.

As reported by the Brevard County Property Appraisers Office, the 2022 certified taxable property values within the Bayfront redevelopment district was \$332,438,420, and the 2021 certified taxable value totaled \$254,737,028. The 2022 certified taxable property value represents a net increase of approximately thirty (30) percent, or \$77,701,392, in taxable property value for over the Fiscal Year. In 2021 certified taxable property value represented a nine (9) percent increase.

Tax Revenues

Redevelopment activity within District provided the Bayfront CRA increased tax revenues to \$2,532,753, a 53.3 percent increase over 2022 (\$1,651,448).

The City portion of the increment equaled \$1,722,272.04 (68%) while the Brevard County portion totaled \$810,480.96 (32%) for FY 2022.

Expenditures

Expenditures for the Fiscal Year 2023 totaled \$479,133.

Though the FY 2023 approved budget provided \$959,550 in total operational expenses, to include \$470,376 reimbursed to Brevard County for unexpended funds from Fiscal Year 2022 per the Interlocal Agreement (ILA) between Brevard County, City of Palm Bay and Bayfront CRA executed on October 8, 2019. The CRA also initiated a transfer of \$1,002,311 to reimburse the City's General Fund for similar unexpended funds from the previous Fiscal Year 2022.

II. Board Members and Staff

In Fiscal Year 2017, Palm Bay City Council revised the composition of the Agency's governing body. Changes included the establishment of each City Councilman as a Bayfront CRA Commissioner to serve congruently with their term of office with the Mayor and Deputy Mayor serving as Chairman and Vice-Chairman respectively. The Board also includes two at-large citizen commissioners that are appointed by City Council. As of September 30, 2023, the Board Commissioners were as follows:

Members

Rob Medina, Chairperson

Donny Felix, Vice-Chairperson

Kenny Johnson, Commissioner

Randy Foster, Commissioner

Vacant, Commissioner

Phillip Weinberg, Commissioner At-Large

Vicki Northrup, Commissioner At-Large

III. Boundary Lines

The Bayfront Community Redevelopment District is a four-mile section of US Highway 1, bound by the city limits of the City of Melbourne on the north and the Town of Malabar on the south. The Indian River Lagoon makes up the eastern boundary and the western boundary runs south from the US Highway 1 and University Boulevard intersection for approximately 500 feet, then west to the Florida East Coast (FEC) Railroad; south along the railroad about 2,200 feet; west along the city limits at Florida Avenue to Lipscomb St.; south on Lipscomb St. to Doreatha Fields Ave. (also known as Pacific Ave.); east on Doreatha Fields Ave. to Northview St.; south on Northview St. to R. J. Conlan Blvd.; south on R. J. Conlan Blvd. to Palm Bay Road; east on Palm Bay Road including those parcels abutting the south side of Palm Bay Road to the FEC Railroad; and south on the FEC Railroad to the Malabar town limits.

IV. History

a. Creation Date

In 1994, the Bayfront Community Redevelopment District was determined to be an area of slum and blight, and in 1999 the Bayfront Community Redevelopment District 2024 Plan was adopted by the City of Palm Bay. The Bayfront Community Redevelopment Agency will sunset 25 years from the date of establishment on May 4, 2024.

b. Plan Amendment Dates

The Bayfront CRA did not conduct a Plan Amendment; however, in October 2009, the CRA commissioned MSCW, Inc. to observe and document the conditions of slum and blight. These findings have been reported in the Plan under Appendix A Field Inventory and Analysis.

c. Applicable Resolution(s) and Ordinances

The City created the Agency pursuant to City Resolution 99-20 and approved its Community Redevelopment Plan after the County delegated its authority under Chapter 163, Part III, Florida Statutes, as set forth in County Resolution 99-11. The City created a tax increment redevelopment trust fund (Agency tax increment fund) pursuant to section 163.387, Florida Statutes under City Ordinance 99-19.

On October 8, 2019, the Brevard County Board of County Commissioners adopted Resolution 2019-198 modifying the delegation of the powers of the City of Palm Bay, revoking the City's authorization to issue bonds, pledge funds, incur debt, obtain loans, and limiting all other financial activities of the Bayfront CRA.

V. District Area Projects Overview

Castaway Point Park: The City of Palm Bay received a Coastal Partnership Initiatives grant from the Florida Department of Environmental Protection (FDEP) Agency in the amount of \$60,000 towards the Castaway Point Park Restoration and Enhancement Project, which included repairs to the north pier boardwalk, upgrades to the lighting and restroom facilities, and educational signage. The City of Palm Bay also received a Florida Inland Navigation District (FIND) Waterway Assistance Program matching grant to help fund additional improvements to the south pier. These grant opportunities have helped to fund the first phase of a two-phase park enhancement project.

This 2.5 acre park, built in 1998, is located in the Bayfront District and serves as a local recreational facility and a regional eco-tourism destination which is perfectly placed on

the Indian River Lagoon. As part of the National Estuary Program (NEP), the Lagoon is an estuary of national significance and is included in the Indian River Lagoon (IRL) National Scenic Byway as offering one of the few natural, white-sand beaches along this federally designated waterway.

The second phase will include the relocation of existing parking to City-owned parcels northeast of US 1 and Bay Boulevard. Phase two will increase green space at the park and implement low impact development design standards by incorporating permeable parking pavers to reduce the pollution of the Indian River Lagoon from stormwater runoff. Also proposed in phase two is the installation of new park signage and a nutrient-separating baffle box at the outfall located at the corner of US 1 and Bay Boulevard. There is no cost estimate or start date for the second phase, although in FY2025 the City will seek options for Phase 2 engineering and design services only.

Commercial Property Enhancement Program (CPEP): CPEP is a performance-based reimbursement grant awarded to applicants to encourage private investment and improvements to the exterior frontage of commercial properties located on major transportation corridors in Palm Bay. The CPEP is intended to enhance and improve the street view of the built environment from the public perspective.

Through the City's Commercial Property Enhancement Program, five (5) businesses located in the Bayfront District were awarded grant funds for façade improvements to their commercial buildings:

- Audio Images – 3300 Dixie Hwy. NE: Paint entire exterior of the building, installation of LED lighting, replace existing signage at the street and above the door. *Estimated project completion is 2024.*
- Morel's Bar and Grill – 1921 Robert J Conlan Blvd. NE: Removal of old pole sign and installation of a new illuminated double-sided freestanding pole sign. *Estimated project completion is 2024.*
- Kilmer Properties – 2901 Palm Bay Rd. NE: Stucco repair and paint to the entire exterior of the building (including window frames). *Project was completed in May 2023.*
- Sea Tech & Fun USA, LLC (dba AquaTech Marine) – 2723 Palm Bay Rd. NE: Removal of old pole sign and installation of a new internally illuminated double-sided freestanding pole sign. *Project completed February 2023.*
- Rooney's, Inc. – 2641 Palm Bay Rd. NE: Landscaping enhancements, installation of drip irrigation system and rehab of an existing well, installation of decorative lighting, including electrical, and restriping of the parking lot. *Project was completed in August 2023.*

All applicants were given priority to funding due to being located in the Bayfront CRA.

Other District Area Projects:

- East Shore Apartments – 2361 Commerce Park Drive NE

- Building Size: 656 Units
 - Estimated Completion Date: 2024
- Aqua Retail – 2105, 2115, 2125, 2135, 2145 Robert J Conlan Blvd. NE
 - Building Size: 46,008 square feet (5 units)
 - Estimated Completion Date: 2024
- Conlan Bay Storage - Robert J. Conlan Blvd. & Lemon Tree Lane NE
 - Building Size: 96,174 square feet
 - Estimated Completion Date: 2024
- Equipment Share – 2571 Transom Circle NE
 - Building Size: 9,821 square feet
 - Estimated Completion Date: 2024

VI. Financial Reports

a. Balance Sheet

See Attachment A – Financial Section (Unaudited)

b. Statement of Revenues, Expenditures & Changes in Fund Balances

See Attachment A – Financial Section (Unaudited)

c. Summary of Projects, Grants & Debt

See Attachment A – Financial Section (Unaudited)

VII. Performance Information

a. Total Projects started, completed, and estimated cost for each project:

Brevard County Resolution 2019-198 prohibits the Bayfront CRA from undertaking any new projects that would commit Agency funds. There were no new CRA-funded projects in FY 2023.

b. Number of jobs created and sector of the economy from which these jobs were created within the CRA

There were no jobs created as a direct result of the projects and activities of the Bayfront CRA.

c. Number of jobs retained within the CRA

There were no jobs retained as a direct result of the projects and activities of the Bayfront CRA.

d. Assessed Property Values

When the CRA was enacted in 1998, the base property assessed value was \$100,372,760. The 2023 assessed property value was \$254,737,028 with a current year increment value of \$154,364,268.

e. Affordable Housing

No CRA funds have been expended for affordable housing projects in FY 2023.

ATTACHMENT “A”
Fiscal Year 2023 Financial Reports (*unaudited*)

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET
AND ACTUAL – BAYFRONT COMMUNITY REDEVELOPMENT AGENCY**

For Fiscal Year Ended September 30, 2023 (unaudited)

REVENUES	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Taxes	\$ 2,394,530	\$ 2,394,530	\$ -
Investment Income	2,500	138,223	(135,723)
Total Revenues	2,397,030	2,532,753	(135,723)

EXPENDITURES	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Current:			
Economic Environment	959,550	479,133	480,417
Capital Outlay	-	-	-
Debt Service: Principal Retirement	-	-	-
Interest and Fiscal Charges	-	-	-
Total Expenditures	959,550	479,133	480,417
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,437,480	2,053,620	344,694

OTHER FINANCING SOURCES	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Transfers Out	(1,002,311)	(1,002,311)	-
Proceeds from Sale of Capital Assets	139,769	139,769	-

OTHER FINANCING SOURCES	Budget	Actual Amounts	Variance with Budget - Positive (Negative)
Total Other Financing Sources	(862,542)	(862,542)	-
Net Change in Fund Balance	\$ (574,938)	\$ 1,191,078	\$ 344,694
Fund Balance - Beginning	-	1,472,687	-
Fund Balance - Ending	-	\$ 2,663,765	-

BALANCE SHEET – BAYFRONT COMMUNITY REDEVELOPMENT AGENCY
September 30, 2023 (unaudited)

ASSETS	Bayfront Community Redevelopment Agency Fund
Cash and Cash Equivalents	\$ 326,130
Investments	2,337,636
Total Assets	\$ 2,663,766

LIABILITIES AND FUND BALANCES Liabilities:	Bayfront Community Redevelopment Agency Fund
Accounts Payable	-
Total Liabilities	-

LIABILITIES AND FUND BALANCES Fund Balances:	Bayfront Community Redevelopment Agency Fund
Restricted	2,663,766
Total Fund Balances	2,663,766
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,663,766

The notes to the financial statements are an integral part of the financial statements.

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
Bayfront Community Redevelopment Agency
For Fiscal Year Ended September 30, 2023 (unaudited)

REVENUES	Bayfront Community Redevelopment Agency Fund
Taxes	\$ 2,394,530
Investment Income	138,223
Total Revenues	2,532,753

EXPENDITURES	Bayfront Community Redevelopment Agency Fund
Current:	
Economic Environment	479,133
Debt Service: Principal Retirement	-
Interest and Fiscal Charges	-
Total Expenditures	479,133
Excess (Deficiency) of Revenues Over Expenditures	2,053,620

OTHER FINANCING SOURCES (USES)	Bayfront Community Redevelopment Agency Fund
Transfers Out	(1,002,311)

OTHER FINANCING SOURCES (USES)	Bayfront Community Redevelopment Agency Fund
Proceeds from Sale of Capital Assets	139,769
Total Other Financing Sources and Uses	(862,542)
Net Change in Fund Balances	1,191,078
Fund Balances - Beginning	1,472,687
Fund Balances - Ending	\$ 2,663,765

The notes to the financial statements are an integral part of the financial statements.